

UNOFFICIAL COPY



Doc#: 1216745051 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2012 02:39 PM Pg: 1 of 3

GN-1204-00465
SPECIAL WARRANTY DEED

THIS INDENTURE made this 24th day of July, 2012 between Jackson 52 LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Sonoa Au, a single woman, Grantee, having an address of 558 Town Hall Court, #4, St. Louis, MO 63141.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantee, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address of Real Estate: 1224 W. Van Buren Street, Unit 503 and P-13, Chicago, IL 60607
Permanent Real Estate Index Number: 17-17-117-041-0000 (underlying)
17-17-117-043-0000 (new underlying)

Grantor warrants and covenants to Grantee and its successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, party wall rights and agreements, existing leases and tenancies, acts done by or suffered through Buyer; and general real estate taxes for the year ~~2011~~ 2012 *MBB/ky*

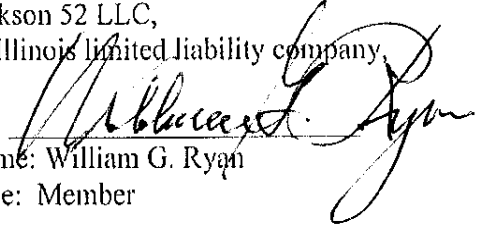
TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

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Y
MBB/ky

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

Jackson 52 LLC,
an Illinois limited liability company.

By: 
Name: William G. Ryan
Title: Member

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that William G. Ryan, Member of Jackson 52 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of Jackson 52 LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Jackson 52 LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of May, 2012.

(Notary Public) OFFICIAL SEAL
JEAN YIN
Notary Public - State of Illinois
My Commission Expires Jul 7, 2015

Prepared By:
Jennifer M. Breems
Ruff, Weidenaar & Reidy, Ltd.
222 North LaSalle Street, Suite 700
Chicago, Illinois 60601

City of Chicago
Dept. of Finance
622714



Real Estate
Transfer
Stamp
\$2,058.00

6/15/2012 13:24

dr00764

Batch 4,778,864

Mail To:
Sonoo Au
1209 W Van Buren #503
Chicago, IL 60607

Name and Address of Taxpayer:
Sonoo Au
1209 W Van Buren #503
Chicago, IL 60607

STATE OF ILLINOIS



JUN. 15. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009933

REAL ESTATE
TRANSFER TAX
00196.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 15. 12

REVENUE STAMP

0000009770

REAL ESTATE
TRANSFER TAX
00098.00
FP 103042

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 503 AND P-13, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION, RECORDED AS DOCUMENT NO. 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1224 W. Van Buren Street, Unit 503 and P-13, Chicago, IL 60607

PIN: 17-17-117-041-0000 (underlying)
17-17-117-043-0000 (new underlying)

Property of Cook County Clerk's Office